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406 Wheatley Lane Road
Fence
BB12 9PZ



For Sale

Price £375,000

- Superb detached true bungalow in the heart of Fence village
- Walking distance to primary school, village store and post office
- Thoughtfully extended and immaculately presented throughout
- Spacious central hallway with useful cloakroom
- Generous front lounge and well-appointed master bedroom

- Two additional double bedrooms offering great flexibility
- Modern four-piece bathroom
- Stunning open-plan dining kitchen with integrated appliances
- Garden room with underfloor heating, French doors and landscaped gardens front and rear
- Driveway & garage with EV charging point



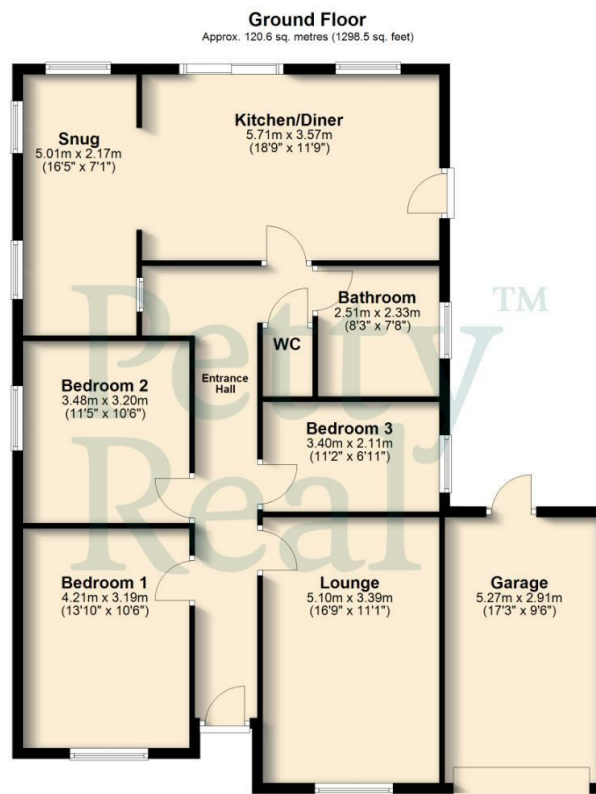
An outstanding detached true bungalow, this superb home enjoys a prime position in the very heart of the highly sought-after village of Fence. Perfectly placed within walking distance of the primary school, village store, and post office, it also provides excellent road connections to Burnley, Nelson, and the M65 motorway, making it ideal for commuters and families alike. Thoughtfully extended and meticulously maintained by the current owner, the property offers immaculately presented, flexible accommodation with the added potential to extend upwards if desired.

A spacious and welcoming central hallway sets an impressive first impression, accompanied by a useful cloakroom with WC. To the front, a generous lounge provides a bright and comfortable living area, while the master bedroom enjoys a peaceful outlook. Two additional double bedrooms offer excellent versatility, suited to guests, children, or a dedicated home office.

The four-piece bathroom enhances the home's appeal with high-quality fittings and modern finishings. To the rear, the property truly excels with a sizeable open-plan luxurious dining kitchen, beautifully appointed with contemporary units, quality worktops, integrated appliances, and ample space for family dining and entertaining.

Beyond the dining area, the extended garden room adds a further highlight, featuring underfloor heating and French doors that open onto the rear garden. This delightful space provides a serene spot to unwind, enjoy natural light, and appreciate views of the landscaped gardens.

Externally, the property benefits from ample off-road parking via a private driveway and an attached garage. There is also the added benefit of an EV charging point. The well-tended gardens to the front and rear complement the home perfectly, completing this exceptional and rare opportunity. Early internal viewing is strongly recommended.



Total area: approx. 120.6 sq. metres (1298.5 sq. feet)

All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.



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